

November 2017

**FRONT YARD SET BACK TREE REMOVAL
REQUEST**

Date: 10/10/17

Requested by: Robert K. Towery

Address: 2507 Mesa School Ln., Santa Barbara, CA 93109

Location of Tree: 2507 Mesa School Ln., Santa Barbara, CA 93109

Common Name: (2) palms, (1) Melaleuca, (1) Yucca and (1) Lemon Lime

Zoning/Setback: E – 3/SD-3 20' Setback

Reason for Removal: Proposed development requires new driveway location, trees located in way of driveway.

Proposed Replacement: Yes ☒ w/ other landscaping No ☐

Advisory Committee Recommendation: Approve Removal: ☒ Deny Removal: ☐

Staff Recommendation: Approve Removal: ☒ Deny Removal: ☐

Date Posted: 11/2/17

Comments: The Committee (5/0) recommends that the Commission approve the removals.

PHOTO INVENTORY





City of Santa Barbara
Parks and Recreation Department

CITY OF SANTA BARBARA

SETBACK TREE REMOVAL APPLICATION

OCT 11 2017

PARK & RECREATION

PARKS DIVISION

Mailing Address:

PO Box 1990
Santa Barbara, CA 93102
(805) 564-5433 FAX (805) 897-2524

Physical Address:

402 E. Ortega St.
Santa Barbara, CA 93101

Application Fee: \$50 (effective July 1, 2010)

PAID

DATE OF REQUEST:	10/10/17
APPLICANT:	Robert K. Towery
OWNER NAME (IF DIFFERENT THAN APPLICANT):	
MAILING/EMAIL ADDRESS:	2507 Mesa School Lane Santa Barbara, Ca 93109
DAYTIME PHONE:	805-680-8765
LOCATION OF TREE (ADDRESS):	2507 Mesa School Lane See Email in attachment
TREE SPECIES (IF KNOWN):	1) Palm 2) Yucca 1) Melaleuca 1) Lemon/Lime
REASON(S) FOR REMOVAL:	Proposed development requires new driveway location, trees located a way of driveway
TREE(S) WILL BE REPLACED:	Yes <input checked="" type="checkbox"/> With: other landscaping No <input type="checkbox"/>

PROVIDE THE FOLLOWING SUPPLEMENTAL INFORMATION

- Property owner letter, indicating reasons for removal. Also include whether:
 - The removal application is associated with new development or redevelopment of property
 - Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review or Historic Landmarks Commission
 - The tree is a designated Specimen or Historic Tree or located on a property with a designated Historic Landmark
- Photo of tree(s) proposed for removal
- Development plan/Landscape plan

Parks and Recreation Department
City of Santa Barbara
630 Garden Street
Santa Barbara, Ca. 93102

RE: MST 2017-00550
APN 041-311-002

Owner: Robert and Madaleine Towery
2507 Mesa School Lane
Santa Barbara, Ca 93109-1850
Cell 805-680-8765
Calcoastranch@gmail.com

Dear Parks and Recreation,

I am applying to remove several setback trees on my property. None of these trees are designated Specimen or Historic. I have owned the property for 1.5 years and do not know when these trees were planted.

Project Description: Addition of 924 net square foot living to existing Net 1014/gross 1044 square foot single family residence and to construct a new conforming 424 square foot 2 car garage with 2 story addition above the garage. Proposed construction will also mitigate zoning violations addressed in ZIR2015-00604 through demolition of unpermitted carport and storage at rear of property, laundry hookups, water heater, storage in front setback, and fence height above 3.5' in front setback.

Application/ Proposal to remove several trees: two palms, one melaleuca, one yucca, and one Lemon lime. These trees are currently located where the new driveway is proposed. The existence of a City of Santa Barbara sewer and water easement on the property limit the development where the easement is located and leave only one location for the proposed garage. The City's requirement of the 2 car garage/required parking to develop the additions necessitates the current driveway be removed and relocated to allow ingress and egress into the proposed garage. The removal of the trees is only necessary if the proposed additions/garage is approved and developed. However, the Melaleuca is beginning to encroach into the road right of way.

Applicant has applied for a Coastal Development Permit, modifications required for the proposed development, DART review, and SFDB approval. It was in the DART review letter that applicant learned of the Setback Tree Removal Application due to the noted proposed removal of the trees on the plans.

City staff indicated their general support for the requested modifications with specific changes addressed in the DART review letter.

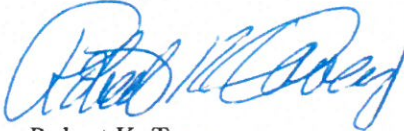
An Existing Single Family Residence: Net floor area is 1014 square feet consisting of 2 bedrooms, one bathroom, and a living area. Unpermitted car port and storage of 358 square feet in ZIR2015-00604 to be demolished, and replaced with permitted additions.

Proposed Single Family Residence with Net Living Area of 1938 square feet, consisting of 3 bedrooms, 3 bathrooms, and a conforming attached 2 car garage of 424 net square feet with 2 second story balconies, and a rear covered patio. Total proposed gross square footage is 2498 including home and garage.

The major benefits of these additions eliminate zoning violations dating back to 1994 through 3 ownership changes. It provides for the required covered parking spaces on a street with no curbside parking. It updates a home built in 1950 with energy efficiency and code upgrades. The design also upgrades the SWMP design and captures water that currently flows off the property.

We feel that the removal of these trees is warranted due to the practical development of the property. The elimination of the unpermitted carport, the addition of required off street parking and location of underground utilities necessitates the removal of the proposed trees.

Sincerely,



Robert K. Towery
805-680-8765



Looking West + East in Street